SECOND COMMUNITY MEETING REPORT

Petitioner: Boulevard Real Estate Advisors, LLC

Rezoning Petition No. 2020-013

This Second Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and virtual format of the Second Community Meeting (with instructions on how to request access to the virtual meeting) to the individuals and organizations set out on <u>Exhibit A</u> attached hereto by depositing such notice in the U.S. mail on July 31, 2020. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Second Community Meeting was held via Zoom webinar on Tuesday, August 11, 2020 at 6:30 p.m.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

None of the individuals or organizations that received the written notice requested instructions in order to attend the Second Community Meeting.

SUMMARY OF ISSUES DISCUSSED:

There were no attendees, and the meeting was adjourned. The Petitioner's representatives intended to present at the Second Community Meeting a copy of the slides attached to this Report as <u>Exhibit</u> <u>C</u>. A copy of those slides will be made available on request, and also will be posted to the Planning Department's website on the page for this Petition.

Respectfully submitted, this 12th day of August, 2020.

Boulevard Real Estate Advisors, LLC, Petitioner

cc: Charlotte Planning, Design and Development Department – Rezoning Staff

Exhibit A

| 2020-013 | FID FREQUENCY | TAXPID | OWNERLASTN | OWNERFIRST | COWNERFIRS | COWNERLAST | MAILADDR1 | MAILADDR2 | CITY | STATE | ZIPCODE |
|----------|---------------|------------|------------------|----------------------------------|------------|------------|----------------------------|-----------|-------------|-------|---------|
| 2020-013 | 0 | 1 14519209 | | PERFECTING CALLING LLC | | | 9915 ORCHARD GRASS CT | | CHARLOTTE | NC | 28278 |
| 2020-013 | 0 | 1 14519213 | LEARY | MARIE B | | | 414 W CAMA ST | | CHARLOTTE | NC | 28217 |
| 2020-013 | 0 | 1 14519214 | HOEFT | SCOTT | DENISE | HOEFT | 39018 290TH ST S E | | GULLY | MN | 56646 |
| 2020-013 | 0 | 1 14519215 | STEWART | GILFORD | | | 4020 S TRYON ST | | CHARLOTTE | NC | 28217 |
| 2020-013 | 0 | 1 14519216 | PATEL | GAURANG | | | 4014 WIESTLING ST | | CHARLOTTE | NC | 28217 |
| 2020-013 | 0 | 1 14519217 | TURNER-DRAKEFORD | CASSANDRA | KELVIN G | DRAKEFORD | 2915 WILD DUCK CT | | CHARLOTTE | NC | 28262 |
| 2020-013 | 0 | 1 14519222 | TURNER-DRAKEFORD | CASSANDRA | KELVIN G | DRAKEFORD | 2915 WILD DUCK CT | | CHARLOTTE | NC | 28262 |
| 2020-013 | 0 | 1 14519301 | CARTER | BRIAN J | CHRISTA P | CARTER | 15W173 FILLMORE ST | | ELMHURST | IL | 60126 |
| 2020-013 | 0 | 1 14519302 | WATSON | DONALD | | | 405 W CAMA ST | | CHARLOTTE | NC | 28217 |
| 2020-013 | 0 | 1 14519303 | | SKV PROPERTIES LLC | | | 6096 DELSHIRE CT | | RALEIGH | NC | 27614 |
| 2020-013 | 0 | 1 14519304 | WATSON | STEVEN A | WANDA D | WATSON | 413 W CAMA ST | | CHARLOTTE | NC | 28217 |
| 2020-013 | 0 | 1 14519308 | MAYFIELD | LINDA HARGETT | | | 3201 COLONY RD | | CHARLOTTE | NC | 28211 |
| 2020-013 | 0 | 1 14519317 | SMITH | CHARLES B | TAMMY N | SMITH | PO BOX 428 | | PINEVILLE | NC | 28134 |
| 2020-013 | 0 | 1 14519318 | WRIGHT | CARMEN | | | 4116 S TRYON ST | | CHARLOTTE | NC | 28217 |
| 2020-013 | 0 | 2 14902501 | | CLANTON PRESBYTERIAN CHURCH | | | 335 FREELAND LN | | CHARLOTTE | NC | 28217 |
| 2020-013 | 0 | 1 14902502 | | CLANTON PRESBYTERIAN CHURCH | | | 335 FREELAND LN | | CHARLOTTE | NC | 28217 |
| 2020-013 | 0 | 1 14902503 | HAGLER | BRENDA G | CARL W | GREGORY JR | 5640 SHARON RD | | CHARLOTTE | NC | 28210 |
| 2020-013 | 0 | 1 14902504 | GRIFFIN | ALAN B | | | 3609 TUCKASEEGEE RD | | CHARLOTTE | NC | 28208 |
| 2020-013 | 0 | 1 14902505 | | CHARLES JONAS HWY PROPERTIES LLC | | | 5925 CARNEGIE BLVD STE 200 | | CHARLOTTE | NC | 28209 |
| 2020-013 | 0 | 1 14902506 | | HC ALEXANDER PLACE LLC | | | 1616 CLEVELAND AVE | | CHARLOTTE | NC | 28203 |
| 2020-013 | 0 | 1 14902507 | | HC ALEXANDER PLACE LLC | | | 1616 CLEVELAND AVE | | CHARLOTTE | NC | 28203 |
| 2020-013 | 0 | 1 14902508 | | HC ALEXANDER PLACE LLC | | | 1616 CLEVELAND AVE | | CHARLOTTE | NC | 28203 |
| 2020-013 | 0 | 1 14902509 | | WINNER PROPERTIES LLC | | | 1232 BRAEBURN RD | | CHARLOTTE | NC | 28211 |
| 2020-013 | 0 | 2 14902510 | | HC ALEXANDER PLACE LLC | | | 1616 CLEVELAND AVE | | CHARLOTTE | NC | 28203 |
| 2020-013 | 0 | 1 14902511 | | HC ALEXANDER PLACE LLC | | | 1616 CLEVELAND AVE | | CHARLOTTE | NC | 28203 |
| 2020-013 | 0 | 1 14902512 | | CLANTON PRESBYTERIAN CHURCH | | | 335 FREELAND LN | | CHARLOTTE | NC | 28217 |
| 2020-013 | 0 | 1 14902601 | | TRUSTWORTHY HOME ENERGY UPGRADES | 3 | | PO BOX 485 | | BELMONT | NC | 28012 |
| 2020-013 | 0 | 1 14902602 | TOVAR | LIXA GUARDADO | | | 2718 EDISON ST NE | | ROANOKE | VA | 24012 |
| 2020-013 | 0 | 1 14902603 | SHANKLIN | LEON | | | 4117 SOUTH TRYON ST | | CHARLOTTE | NC | 28217 |
| 2020-013 | 0 | 1 14902604 | SHANKLIN | LEON T III | | | 4127 S TRYON ST | | CHARLOTTE | NC | 28217 |
| 2020-013 | 0 | 1 14902605 | SHANKLIN | LEON T | | | 4127 S TRYON ST | | CHARLOTTE | NC | 28217 |
| 2020-013 | 0 | 1 14902608 | BORKOUSKI | GREGORY J | | | 344 E PETERSON DR | | CHARLOTTE | NC | 28217 |
| 2020-013 | 0 | 1 14902619 | DAVIS JR | JOHN FRANK | | | 305 E CAMA ST | | CHARLOTTE | NC | 28217 |
| 2020-013 | 0 | 1 14902620 | JAIMES | JESSIE | | | 2528 OHARA DR | | CHARLOTTE | NC | 28273 |
| 2020-013 | 0 | 1 14902621 | | BRICK WALL OF HOMES LLC | | | 313 EAST CAMA ST | | CHARLOTTE | NC | 28217 |
| 2020-013 | 0 | 1 14902622 | | SFRH CHARLOTTE RENTAL LP | | | 2145 TYSONS EXECUTIVE CT | | DUNN LORING | VA | 22027 |
| 2020-013 | 0 | 1 14902623 | | BLAKE CONSULTING SERVICES INC | | | 4029 WINDWOOD CIR | | CHARLOTTE | NC | 28226 |
| 2020-013 | 0 | 1 14902624 | WEST | CONRAD | KARA | WEST | 9623 PROVIDENCE FOREST LN | | CHARLOTTE | NC | 28270 |
| 2020-013 | 0 | 1 14902625 | LINDER | DAN F | PATRICIA M | LINDER | PO BOX 78234 | | CHARLOTTE | NC | 28271 |

| 2020_013 | FREQUENCY ORGANIZATION_NAME | FIRST_NAME | LAST_NAME | STREET_ADDRESS | UNIT_NUM | CITY | STATE | ZIP |
|----------|---|------------|------------|--------------------------------------|----------|-----------|-------|-------|
| 2020_013 | 1 | Wayne | Crowe | 925 Homewood Place | _ | Charlotte | NC | 28217 |
| 2020_013 | 1 1983 | Nicole | Frambach | 3325 Anson St | | Charlotte | NC | 28209 |
| 2020_013 | 1 Brightwalk HOA | Kim | Graham | 4601 Charlotte Park Drive | Ste. 350 | Charlotte | NC | 28217 |
| 2020_013 | 1 Charlotte Mecklenburg Housing Partnership | Deborah | Clark | 4601 Charlotte Park Drive, Suite 350 | | Charlotte | NC | 28217 |
| 2020_013 | Clanton Park Community Neighborhood Association | Brenda | Campbell | 3339 Barfield | | Charlotte | NC | 28217 |
| 2020_013 | Clanton Park Community Neighborhood Association | Charese | Baker | 925 Homewood Place | | Charlotte | NC | 28217 |
| 2020_013 | Clanton Park Community Neighborhood Association | Cynthia | Ward | 912 Homewood Pl. | | Charlotte | NC | 28217 |
| 2020_013 | 1 Clanton Park Community Neighborhood Association | Dorothy | Waddy | 4032 Broadview Dr | | Charlotte | NC | 28217 |
| 2020_013 | | Tena | Armstrong | 3332 Graymont Dr | | Charlotte | NC | 28217 |
| 2020_013 | | Alan | Amery | 3831 Moultrie St | | Charlotte | NC | 28209 |
| 2020_013 | Colonial Village Neighborhood Association | Alison | Hall | 3624 Trent St | | Charlotte | NC | 28209 |
| 2020_013 | 1 Colonial Village Neighborhood Association | Carl | Swift | 825 Hartford Av | | Charlotte | NC | 28209 |
| 2020_013 | | lan | Rae | 1201 Hartford Ave | | Charlotte | NC | 28209 |
| 2020_013 | | Jill | Sochacki | 600 Reynolds Drive | | Charlotte | NC | 28209 |
| 2020_013 | Colonial Village Neighborhood Association | Lisa | Yarrow | 408 Webster PI | | Charlotte | NC | 28209 |
| 2020_013 | Colonial Village Neighborhood Association | Michelle | Taylor | 3732 Conway Ave. | | Charlotte | NC | 28209 |
| 2020_013 | | Peter | Yarborough | 501 Webster Place | | Charlotte | NC | 28209 |
| 2020_013 | | Louis | Scarnechia | 1416 Hartford Av | | Charlotte | NC | 28209 |
| 2020_013 | Sedgefield Neighborhood Association | Ann | King | 420 Marsh Rd | | Charlotte | NC | 28209 |
| 2020_013 | Sedgefield Neighborhood Association | Jeanne | Woosley | 326 Marsh Rd | | Charlotte | NC | 28209 |
| 2020_013 | 1 Sedgefield Neighborhood Association | Katie | Zender | 3221 Mayfield Av | | Charlotte | NC | 28209 |

Exhibit B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition No. 2020-013 filed by Boulevard Real

Estate Advisors, LLC to request the rezoning of an approximately 0.6525 acre site located on the northeast corner of the intersection of South Tryon Street and

East Cama Street

Date and Time

of Meeting: Tuesday, August 11, 2020 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community

Meeting

We are assisting Boulevard Real Estate Advisors, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 0.6525 acre site located on the northeast corner of the intersection of South Tryon Street and East Cama Street from the R-8 zoning district to the UR-C (CD) zoning district. The purpose of this rezoning request is to accommodate the development of the site with any use or uses permitted by right or under prescribed conditions in the UR-C zoning district.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition to be held on Tuesday, August 11, 2020 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their personal email addresses to nspeed@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and you would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the virtual Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2020-013), and the link to this webpage is: https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2020Petitions/Pages/2020-013.aspx. You can also continue to contact us with questions after the Community Meeting.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at <u>jearmichael@robinsonbradshaw.com</u>.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Victoria Watlington, Charlotte City Council District 3 (via email)

Ms. Claire Lyte-Graham, Charlotte Planning, Design & Development Department (via email)

Date Mailed: July 31, 2020

Exhibit C

Rezoning Petition No. 2020-013

Boulevard Real Estate Advisors, LLC, Petitioner

Community Meeting

August 11/2020

ROBINSON BRADSHAW

Charlotte: Research Triangle: Rock Hill

robinsonbradshaw.com

Agenda

- I. Introduction of Rezoning Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Review of Rezoning Plan
- V. Questions



Rezoning Team

- Chris Branch, Boulevard Real Estate Advisors, LLC
- Michael Bender, Boulevard Real Estate Advisors, LLC
- Ty Shaffer, Robinson, Bradshaw & Hinson



**Current Rezoning Schedule

Public Hearing: Monday, September 21, 2020 at 5:00

PM at the Charlotte-Mecklenburg

Government Center

Zoning Committee: Tuesday, October 6, 2020 at 5:30 PM

at the Charlotte-Mecklenburg

Government Center

City Council Decision: Monday, October 19, 2020 at

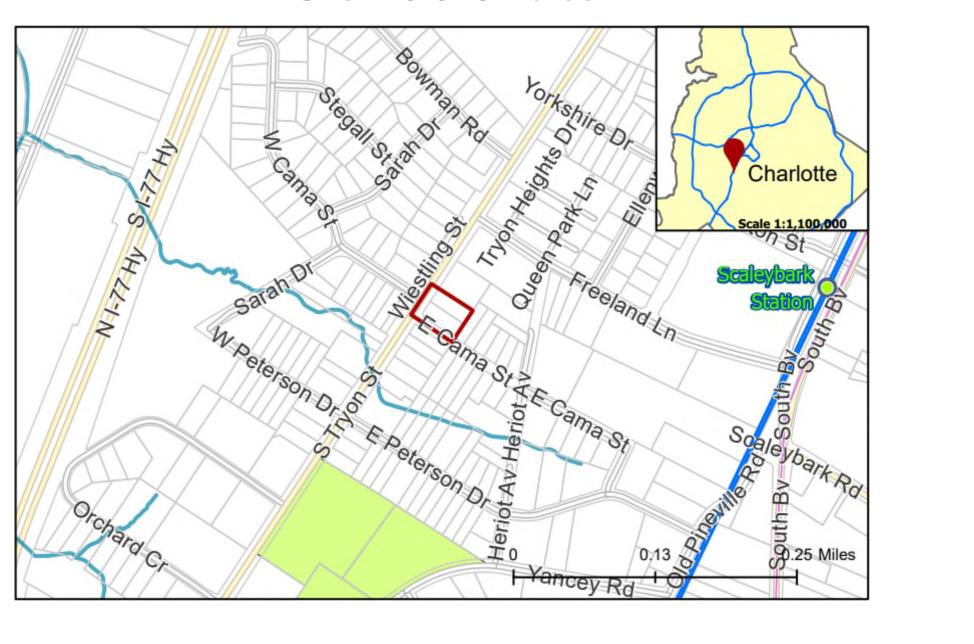
5:00 PM at the Charlotte-Mecklenburg

Government Center

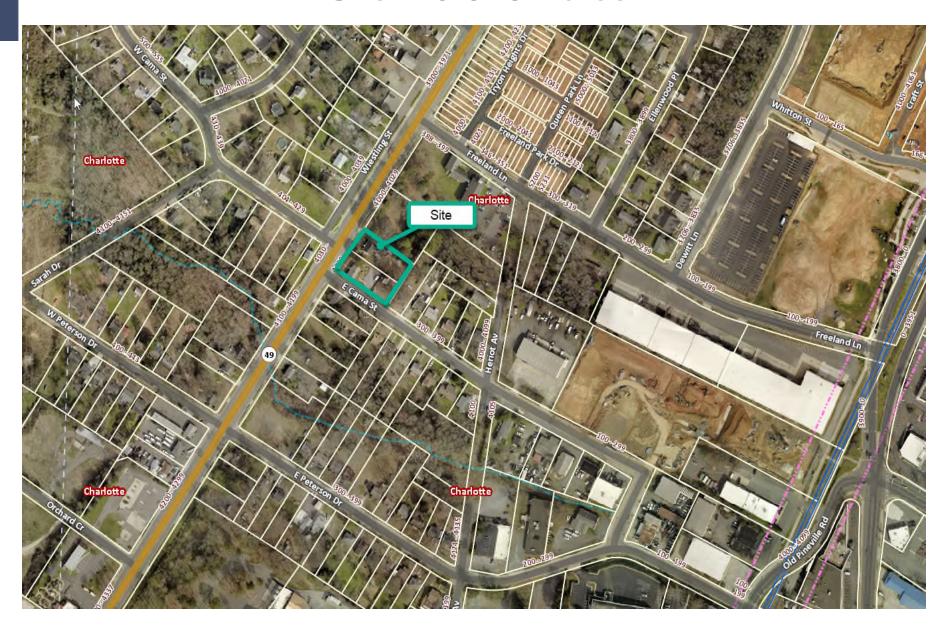
Earliest Dates That These Events Could Occur



Site – 0.613 Acres



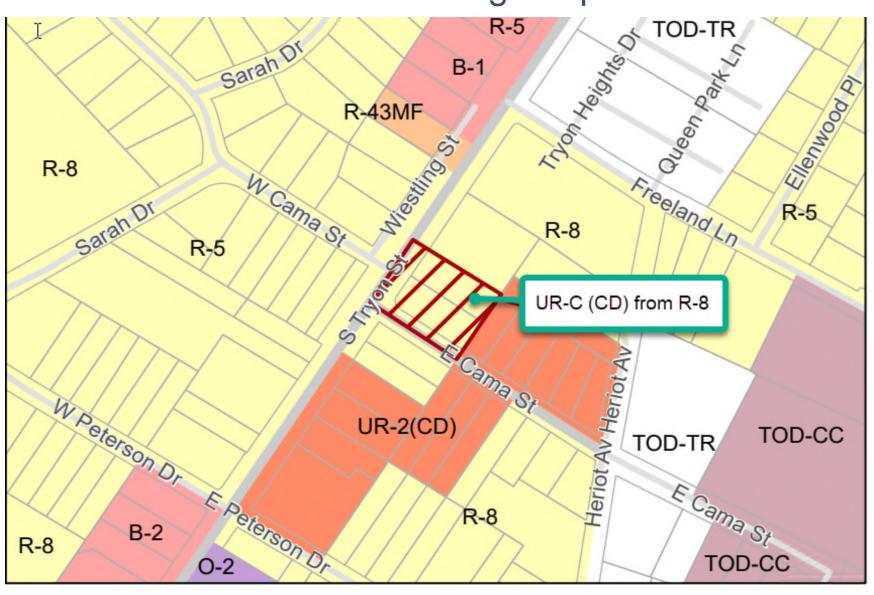
Site – 0.613 Acres



Site – 0.613 Acres



Current Zoning of the Site and Nearby Parcels/Rezoning Request



Rezoning Request

Requesting that the site be rezoned from the R-8 zoning district to the UR-C (CD) zoning district to accommodate the development of the site with any use or uses allowed in the UR-C zoning district



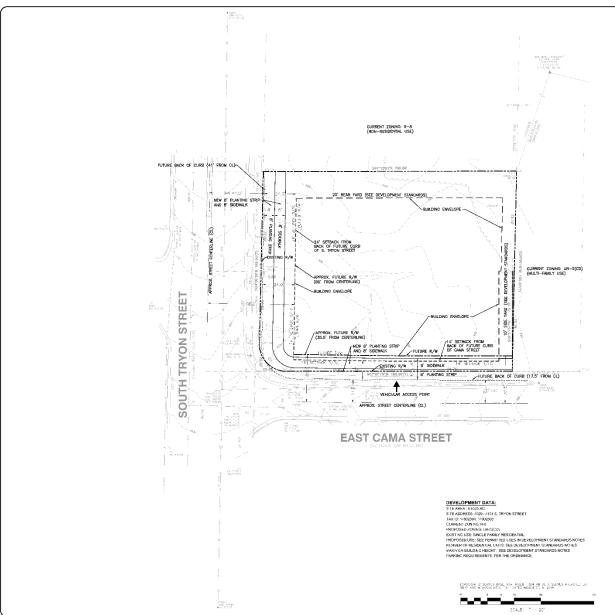
Rezoning Plan

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